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SAN BERNARDINO: Public housing project gets boost

State tax credits will enable a developer to begin building 76 units, the first phase of the project.

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CASSIE MACDUFF / STAFF COLUMNIST
Published: Sept. 25, 2014 Updated: 8:56 p.m.

The developer that plans to tear down and rebuild San Bernardino's once-crime-ridden Waterman Gardens public housing project, built in the 1940s, can begin the first phase of the project after it announced Thursday that it will get \$12 million in tax credits from the state.

The funding, along with U.S. Housing and Urban Development money, will enable National Community Renaissance to begin replacing 76 housing units, the first phase of the multi-year project.

The tax credits represent the largest single contribution to the \$25 million first phase of the project, the developer said in a news release Thursday.

The company has developed or manages low-income housing in several Inland communities, including Rialto, Rancho Cucamonga, Corona, La Quinta, Indian Wells and Montclair.

The new units will be built at Valencia Avenue and Ninth Street, adjacent to the existing Waterman Gardens, allowing residents to be relocated as the old subsidized housing units are torn down.

Eventually, the 252 existing units will be replaced with 411 units of low-income, market-rate and senior-citizen housing.

San Bernardino, which declared bankruptcy two years ago, has pledged \$2.3 million of its federally allocated, affordable-housing funds to the project.

The balance will come from the Housing Authority of San Bernardino County, HUD and private funding.

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Waterman Gardens was once plagued by crime but has since been brought under control by tighter management and the city's Project Phoenix youth program.

Contact the writer: cmacduff@pe.com or 951-368-9470

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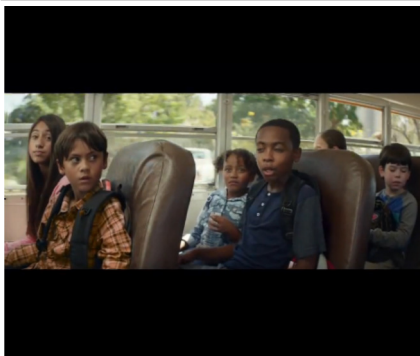


SAN BERNARDINO: 2 shot outside hookah lounge

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It took three years to get all the puzzle pieces to fall into place to get work underway on the public housing project.

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